




City of Huntington Beach Planning Department **STUDY SESSION REPORT**

TO: Planning Commission
FROM: Scott Hess, AICP, Director of Planning
BY: Tess Nguyen, Associate Planner 
DATE: July 22, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 2008-003/ENTITLEMENT PLAN AMENDMENT NO. 2008-003 (TOWERS OF BELLA TERRA PARKING CONTROL GATES)

LOCATION: 7755 Center Avenue, 92647 (north of Center Avenue, west of Huntington Village Lane)

PROJECT REQUEST AND SPECIAL CONSIDERATIONS

The applicant, DJM Capital Partners Inc., proposes to implement a paid parking program at the Towers of Bella Terra development, formerly known as One Pacific Plaza, by controlling access to the parking structure and the surface parking lots in the plaza of the office towers. Four parking control gates are proposed to be installed at the following locations:

1. one gate at the northerly project access along Huntington Village Lane
2. one gate within the circulation roadway adjacent to the southwest corner of the 7711 Office Tower Building
3. one gate on the roadway between the parking structure and the 7777 Office Tower Building
4. one gate at the south end of the parking structure (in the vicinity of 24-Hour Fitness)

The site is bordered by Center Avenue to the south, Huntington Village Lane to the west, and the 405 Freeway to the north and west. The development consists of three office towers, two medical office buildings, the Hotel Huntington Beach, a 24-Hour Fitness health club, and Buca di Beppo restaurant. The site currently has a five-level parking structure, several surface parking lots, and a subterranean parking lot for the hotel.

There were two recent entitlements at the subject site. In July 2005, the Planning Commission conditionally approved Conditional Use Permit No. 05-09 (Platt College) to permit a 35,000 square foot technical/vocational college on the fourth and fifth floors of the existing 12-story office building and to update the approved on-site shared parking based on the revised mix of uses and a shared parking analysis. In February 2006, the Planning Commission conditionally approved Negative Declaration No. 05-01/Conditional Use Permit No. 05-15 (24-Hour Fitness) to permit an approximately 37,946 square-foot two-story 24-Hour Fitness health club. Condition of Approval No. 2 of the 24-Hour Fitness approval required a Parking Management Plan to incorporate the location, time limitation, and designation of parking spaces at the subject site. The proposed request to control access to the parking structure and the surface parking lots in the plaza of the office towers require the following entitlements:

Conditional Use Permit No. 08-003 represents a request for the following:

- To install four (4) parking control gates in order to implement a paid parking program at the Towers of Bella Terra site.

Entitlement Plan Amendment No. 08-003 represents a request for the following:

- To amend Condition of Approval No. 2(a)(2) of ND No. 05-01/CUP No. 05-15 (24-Hour Fitness) which required that all physical barriers, including concrete barriers and parking control gates, be removed from the parking structure.

CURRENT LAND USE, ZONING AND GENERAL PLAN DESIGNATIONS

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property	M-sp (Mixed Use—Specific Plan)	SP-1 (North Huntington Center Specific Plan)	Mixed Uses—Offices, 24-Hour Fitness, Buca di Beppo Restaurant
North/East of Subject Property	N/A – 405 Freeway	N/A – 405 Freeway	405 Freeway
South of Subject Property	CR-F2-sp-mu-F9 (Commercial Regional—0.50 Floor Area Ratio—Specific Plan Overlay—Mixed Use Overlay)	SP – 13 (Crossings—(Huntington Center) Specific Plan)	Bella Terra Mall
West of Subject Property	M-sp (Mixed Use—Specific Plan)	SP-1 (North Huntington Center Specific Plan)	Old World Village—Multi-Family Residential

APPLICATION PROCESS AND TIMELINES

DATE OF COMPLETE APPLICATION:

June 30, 2008

MANDATORY PROCESSING DATE(S):

August 29, 2008

Conditional Use Permit No. 08-003 was filed on January 25, 2008 and Entitlement Plan Amendment No. 08-003 was filed on March 21, 2008 and deemed complete on June 30, 2008. The application is scheduled for public hearing before the Planning Commission on August 12, 2008.

CEQA ANALYSIS/REVIEW

The proposed project is Categorically Exempt, pursuant to Section 15303, Class 3 of the California Environmental Quality Act, because the project consists of installation of small new equipment within an existing mixed-use site.

COMMENTS FROM CITY DEPARTMENTS AND OTHER PUBLIC AGENCIES

The Departments of Building and Safety, Fire, Police and Public Works have reviewed the application and identified comments and applicable code requirements provided in Attachment No. 3.

PUBLIC MEETINGS, COMMENTS AND CONCERNS

There have been no public meetings regarding this request. To date, there have been no comments from the public regarding this request.

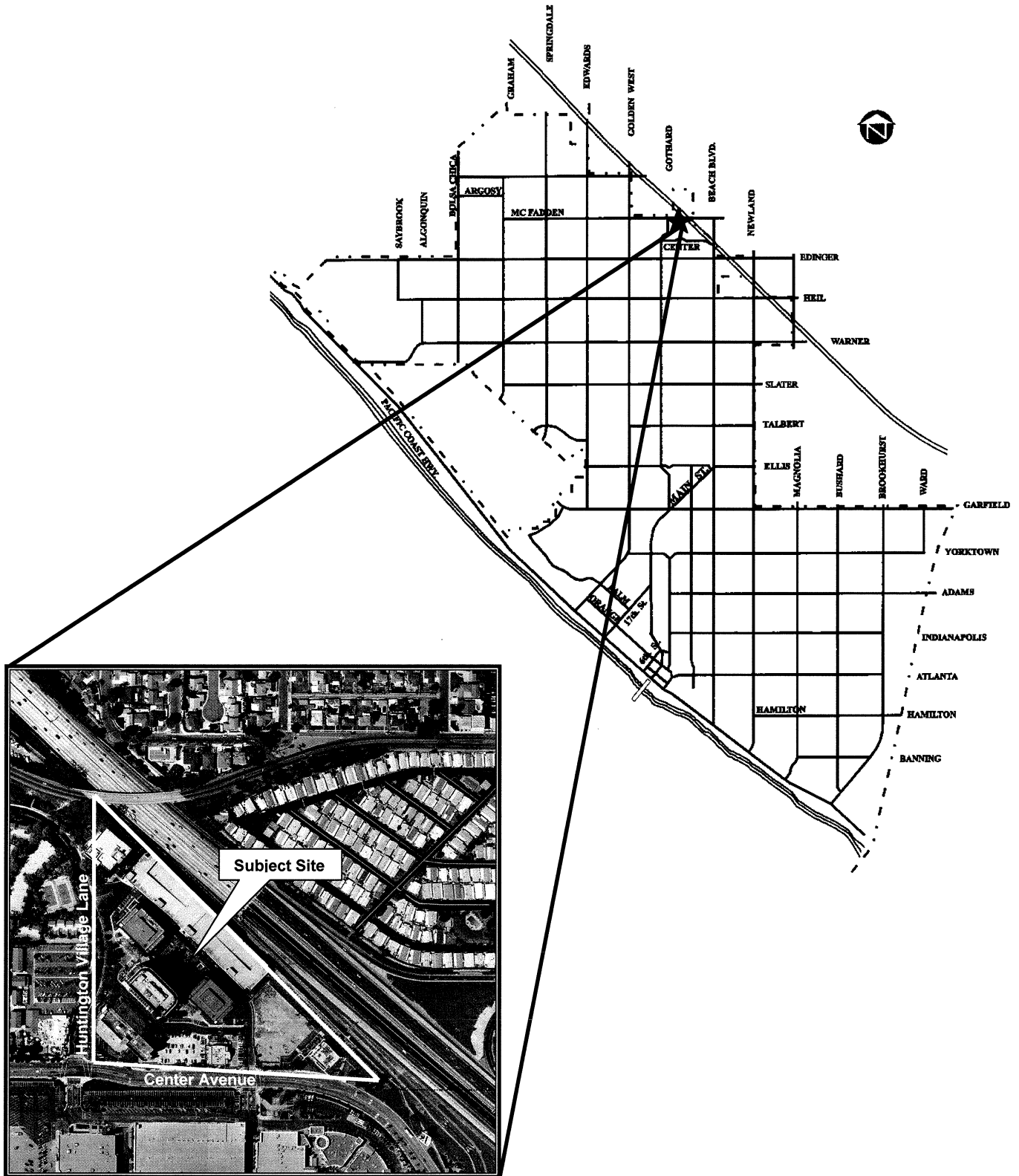
PLANNING ISSUES

The primary issues for the Planning Commission to consider with the proposed project are:

- compliance with the Huntington Beach Zoning and Subdivision Ordinance requirements for parking controls
- conformance with the goals, objectives, and policies of the General Plan
- potential conflicts with the shared parking concept at the site, with the Old World Village Parking Management Plan, and the 24-Hour Fitness approval (CUP No. 05-15)
- consistency with prior approvals and conditions of approval for the Towers of Bella Terra (formerly One Pacifica Plaza site)

ATTACHMENTS:

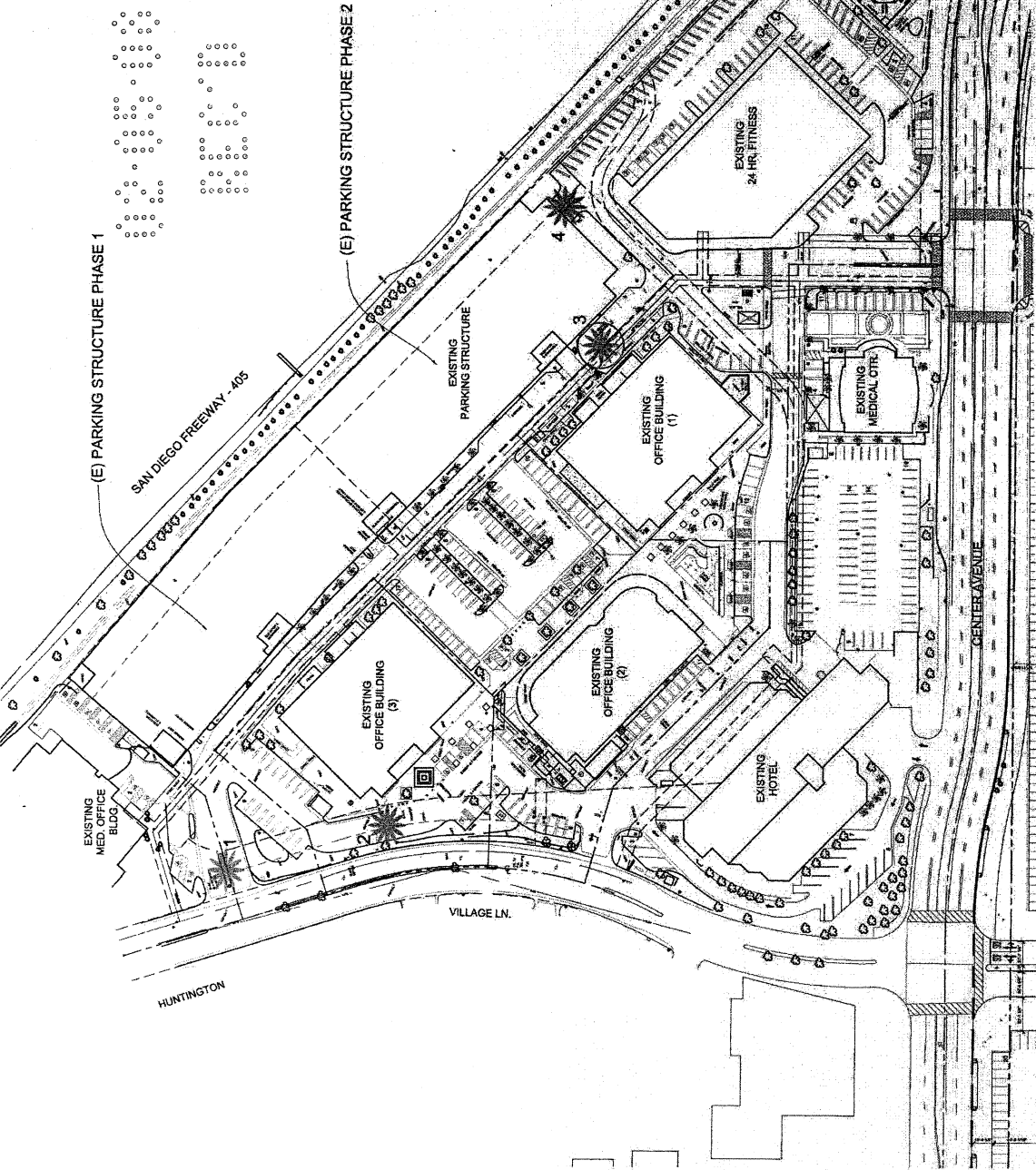
1. Vicinity Map—CUP No. 08-003/EPA No. 08-003
2. Site Plan received and dated February 5, 2008
3. Code Requirements Letter—CUP No. 08-003/EPA No. 08-003 dated July 3, 2008.
4. 24-Hour Fitness Notice of Action Letter—ND No. 05-01/CUP No. 05-15 dated February 15, 2006
5. Parking Management Plan for One Pacifica Plaza approved April 18, 2007
6. Old World Village Parking Management Plan approved August 27, 2003
7. Supplemental Parking Study for the Existing One Pacific Plaza Development received and dated May 19, 2008



VICINITY MAP
CONDITIONAL USE PERMIT NO. 08-003
ENTITLEMENT PLAN AMENDMENT NO. 08-003
(TOWERS OF BELLA TERRA – 7755 CENTER AVENUE)

ATTACHMENT NO. 1-1

Buildings	Standard	Compact	Handicapped	Total
Existing Restaurant	18	3	3	24
Existing Office Bldg. 1	20	2	2	24
Existing Office Bldg. 2	24	6	6	36
Existing Office Bldg. 3	14	3	3	20
Existing Medical Bldg.	13.5	2.5	2.5	18.5
Existing Hotel	58	10	10	78
Existing Medical Office Bldg.	2	2	2	6
Existing Parking Structure (Phase 1)	350	350	350	1050
Existing Parking Structure (Phase 2)	350	350	350	1050
Existing Parking Structure (Phase 3)	70	70	70	210
Existing Medical Office Bldg.	2	2	2	6
Total Parking Spaces	1,122	724	36	1,882



KEY

- PROPOSED GATED CONTROL LOCATIONS
- PROPOSED GATED CONTROL LOCATION WITH MANNED BOOTH

On - Site Parking



BELLA TERRA
Huntington Beach, CA
DM CAPITAL PARTNERS, INC.
REAL ESTATE INVESTMENT DEVELOPMENT & MANAGEMENT

Perkowitz + Ruth
ARCHITECTS

600 Arden Blvd. 10th Floor, Costa Mesa, CA 92626

(714) 852-3400

(949) 201-0001 Long Beach, CA

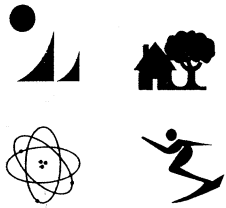
(714) 644-0001 Huntington, CA

(949) 201-0001 Laguna Hills, CA

(949) 201-0001 Fullerton, CA

www.parkarch.com





City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

DEPARTMENT OF PLANNING

July 3, 2008

Patricia Apel
7777 Edinger Avenue, Suite 133
Huntington Beach CA 92648

**SUBJECT: CONDITIONAL USE PERMIT NO. 2008-003/ENTITLEMENT PLAN
 AMENDMENT NO. 2008-003 (TOWERS OF BELLA TERRA)
 7755 CENTER AVENUE
 PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Ms. Apel:

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

It should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or if site conditions change, the list may also change based upon modifications to your project and the applicable city policies, standard plans, and development and use requirements.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the approval of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1744 (tnguyen@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

TESS NGUYEN
Associate Planner

Enclosures

cc: Gerald Caraig, Building & Safety Department – 714-374-1575
 Lee Caldwell, Fire Department – 714-536-5531
 Steve Bogart, Public Works – 714-536-5431
 Bella Terra Office JV LLC, Property Owner

Herb Fauand, Planning Manager
Ken Small, Police — 714-536-5902
Jason Kelly, Planning Department
Project File

ATTACHMENT NO. 3.1



CITY OF HUNTINGTON BEACH

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: JULY 3, 2008

PROJECT NAME: TOWERS OF BELLA TERRA

ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-003/ENTITLEMENT PLAN AMENDMENT NO. 2008-003

PROJECT LOCATION: 7755 CENTER AVENUE, HUNTINGTON BEACH

PLAN REVIEWER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744 / tnguyen@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT THE INSTALLATION OF FIVE PARKING CONTROL GATES IN ORDER TO IMPLEMENT A PAID PARKING PROGRAM; TO REMOVE A CONDITION OF APPROVAL OF CONDITIONAL USE PERMIT NO. 05-15.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 5, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided upon final project approval. If you have any questions regarding these requirements, please contact the Plan Reviewer.

1. The site plan approved by the Planning Commission shall be the conceptually approved design.
2. Prior to submittal for building permits, Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. The Development Services Departments (Building & Safety, Fire, Planning, and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Design Review Board's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Design Review Board may be required pursuant to the provisions of HBZSO Section 241.18.

4. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
5. Conditional Use Permit No. 2008-003/Entitlement Plan Amendment No. 2008-003 shall not become effective until the ten calendar day appeal period from the Planning Commission approval of the entitlements has elapsed.
6. Conditional Use Permit No. 2008-003/Entitlement Plan Amendment No. 2008-003 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
7. The Planning Commission reserves the right to revoke Conditional Use Permit No. 2008-003/Entitlement Plan Amendment No. 2008-003 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.
8. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
9. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
10. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Design Review Board's action.
11. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Design Review Board.
12. All permanent, temporary, or promotional signs shall conform to Chapter 233 of the HBZSO. Prior to installing any new signs, changing sign faces, or installing promotional signs, applicable permit(s) shall be obtained from the Planning Department. Violations of this ordinance requirement may result in permit revocation, recovery of code enforcement costs, and removal of installed signs.



**CITY OF HUNTINGTON BEACH
DEPARTMENT OF BUILDING & SAFETY
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

DATE: FEBRUARY 25, 2008
PROJECT NAME: TOWERS OF BELLA TERRA PARKING PROGRAM
PLANNING APPLICATION NO. PLANNING APPLICATION NO. 08-019
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 08-002
DATE OF PLANS: FEBRUARY 5, 2008
PROJECT LOCATION: 7755 CENTER AVENUE, HUNTINGTON BEACH
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
PLAN REVIEWER: JASON KWAK, PLAN CHECK ENGINEER
TELEPHONE/E-MAIL: (714) 536-5278 / jkwak@surfcity-hb.org
PROJECT DESCRIPTION: TO PERMIT A PAID PARKING PROGRAM AT THE TOWERS OF BELLA TERRA AND VALET SERVICE FOR BUCA DI BEPPO

The following is a list of code requirements deemed applicable to the proposed project based on plans received as stated above. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. This list is not intended to be a full and complete list and serves only to highlight possible building code issues on the proposed preliminary plans. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer.

I. SPECIAL CONDITIONS:

1. None

II. CODE ISSUES BASED ON PLANS & DRAWINGS SUBMITTED:

1. Project shall comply with the 2007 California Building Code, 2007 California Mechanical Code, 2007 California Plumbing Code, 2007 California Electrical Code, 2005 California Energy Code and the Huntington Beach Municipal Code (HBMC). Compliance to all applicable state and local codes is required prior to issuance of building permit.
2. Provide disabled accessible parking and path of accessible travel as required by 2007 CBC.

City of Huntington Beach

FEB 26 2008

ATTACHMENT NO. 3.4



HUNTINGTON BEACH FIRE DEPARTMENT

PROJECT IMPLEMENTATION CODE REQUIREMENTS

DATE: FEBRUARY 18, 2008

PROJECT NAME: TOWERS OF BELLA TERRA PARKING PROGRAM

ENTITLEMENTS: PLANNING APPLICATION NO. 08-019

PROJECT LOCATION: 7755 CENTER AVENUE, HUNTINGTON BEACH, CA

PLANNER: TESS NGUYEN, ASSOCIATE PLANNER

TELEPHONE/E-MAIL: (714) 374-1744/ tnguyen@surfcity-hb.org

PLAN REVIEWER-FIRE: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST

TELEPHONE/E-MAIL: (714) 536-5531/ lcaldwell@surfcity-hb.org

PROJECT DESCRIPTION: TO PERMIT A PAID PARKING PROGRAM AT THE TOWERS OF BELLA TERRA AND VALET SERVICE FOR BUCA DI BEPPO.

The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated February 5, 2008. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF GRADING PERMITS, BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:

NOTE: Proposed Control Points 1, 2, and 3 are across existing and required fire access roads. **These fire access roads may not be modified with obstructions or gates without prior Huntington Beach Fire Department approval.** All fire lanes shall continue to meet required and existing widths per city specifications.

NOTE: New control points shall be designed according to current width, turn radius, set-back and access requirements as contained in City Specifications # 401, 403, and 415. No details have been provided in the submitted plans regarding the design, types of gates, construction, widths, turning radius or other pertinent factors that will influence the design and ability to obtain fire department approval. Additional detail will need to be provided by the applicant and additional Fire Department review required.

Overall parking control design shall comply with the following City Specifications:

- a. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (75,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.

NOTE: Entry and exit travel lanes must be straight, with a minimum of 14 feet travel lane width and no side obstruction protruding into the lane, such as gates or building eaves. Ingress and egress to each gate shall have a minimum straight approach and departure box of thirty feet from the gate or first/last side obstruction (such as a guard shack). (FD)

- b. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans.

NOTE: Turns shall not begin prior to minimum straight approach and departure box of thirty feet from the gate or first/last side obstruction (FD)

- c. **Fire Lanes**, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. No parking shall be allowed in the designated 24 or 26 foot wide fire apparatus access road or supplemental fire access per City Specification # 415. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. (FD)

- d. **Secured Vehicle Entries** shall utilize KNOX® activated access switches (Knox switches for automated gates, Knox padlocks for manual gates), and comply with City Specification #403, *Fire Access for Pedestrian or Vehicular Security Gates & Buildings*. Reference compliance in the plan notes.

NOTE: Provisions shall be made at each gate for the entry and exiting of Fire or Police Department vehicles. All Knox access shall be double keyed for Police Department access also. (FD)

- e. **Gate Structure Address Assignments.** The Planning Department shall review and make address assignments. The individual gates shall be identified with numbers per City

Specification # 409 Street Naming and Address Assignment Process. For Fire Department approval, reference compliance with City Specification #409 Street Naming and Address Assignment Process and City Specification #428 Premise Identification in the plan notes.

Provide the Fire Department with the responsible party or association name, address, and contact numbers for the group that will oversee the maintenance of the gates and related facility components. **(FD)**

THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:

- a. Fire/Emergency Access and Site Safety shall be maintained during project construction phases in compliance with HBFC Chapter 14, Fire Safety during Construction and Demolition. **(FD)**

OTHER:

- a. Discovery of additional soil contamination or underground pipelines, etc., must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. **(FD)**
- b. Outside City Consultants The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. **(FD)**

Fire Department City Specifications may be obtained at:
Huntington Beach Fire Department Administrative Office
City Hall 2000 Main Street, 5th floor
Huntington Beach, CA 92648

Or through the City's website at **www.surfcity-hb.org**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.



CITY OF HUNTINGTON BEACH
INTER-DEPARTMENT COMMUNICATION

TO: Kenneth. W. Small
Chief of Police

FROM: J. Cottriel, Lieutenant
Traffic/Aero Bureau Commander

City of Huntington Beach

FEB 14 2008

DATE: February 13, 2008

SUBJECT: Paid Parking Program at the Towers of Bella Terra

I have reviewed the information included in the request to permit a paid parking program and valet service for Buca Di Beppo. The intent is to improve and manage vehicle parking for the offices, restaurant and gym.

I researched our calls for service and had the motor sergeants survey the parking situation during daytime and evening hours. We have very few illegal parking calls for service at the location. The calls we do receive are almost always related to handicapped parking violations. According to the sergeants, who visited the location, it appears the complex has sufficient parking spaces.

According to the proposed plan, the Association plans on hiring sufficient staff to manage the parking changes. Therefore, I am not aware of any reason to not approve the changes.

THE PD HAS REVIEWED THE ATTACHED
MATERIALS AND HAS NO OBJECTION TO THE
PROPOSED PROJECT.

H. Stuart, CAPTAIN
(ACTING C.O.P.)

2/14/08

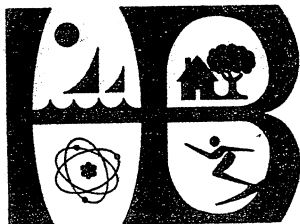
ATTACHMENT NO. 3.8



**HUNTINGTON BEACH
PUBLIC WORKS DEPARTMENT
TRANSPORTATION DIVISION REVIEW COMMENTS**

DATE: JUNE 23, 2008
PROJECT NAME: TOWERS OF BELLA TERRA PARKING PROGRAM
ENTITLEMENTS: CONDITIONAL USE PERMIT NO. 2008-002
PLNG APPLICATION NO: 2008-0019
DATE OF PLANS: MAY 19, 2008
PROJECT LOCATION: 7755 CENTER AVENUE, HUNTINGTON BEACH
PROJECT PLANNER: TESS NGUYEN, ASSOCIATE PLANNER
TELEPHONE/E-MAIL: 714- 374-1744 / TNGUYEN@SURFCITY-HB.ORG
PLAN REVIEWER: STEVE BOGART, SENIOR CIVIL ENGINEER *SB*
TELEPHONE/E-MAIL: 714-374-1692 / SBOGART@SURFCITY-HB.ORG
PROJECT DESCRIPTION: TO PERMIT A PAID PARKING PROGRAM AT THE TOWERS OF BELLA TERRA

Public Works has reviewed the subject project and Parking Demand Study (dated May 19, 2008) and has no comments.



Huntington Beach Planning Commission

P.O. BOX 190

CALIFORNIA 92648

NOTICE OF ACTION

February 15, 2006

Bill Fancher
1342 Bell Avenue
Tustin, CA 92780

SUBJECT: **NEGATIVE DECLARATION NO. 05-01/CONDITIONAL USE PERMIT
NO. 05-15 (24-Hour Fitness)**

APPLICANT: Bill Fancher

REQUEST: To permit the construction of an approximately 37,946 square foot two-story 24-Hour Fitness health club. The existing 8,660 square foot restaurant/night club (Liquid Lounge) will be demolished.

PROPERTY OWNER: Mullrock 1 – Beach Pointe LLC, 7755 Center Ave., Ste.100, Huntington Beach, CA 92647

LOCATION: 7887 Center Dr. (North side of Center Avenue, west of Beach Boulevard)

DATE OF ACTION: February 14, 2006

On Tuesday, February 14, 2006, the Huntington Beach Planning Commission took action on your application, and your application was **conditionally approved**. Attached to this letter are the findings and conditions of approval.

Please be advised that the Planning Commission reviews the conceptual plan as a basic request for entitlement of the use applied for and there may be additional requirements prior to commencement of the project. It is recommended that you immediately pursue completion of the conditions of approval and address all requirements of the Huntington Beach Zoning and Subdivision Ordinance in order to expedite the processing/completion of your total application. The conceptual plan should not be construed as a precise plan, reflecting conformance to all Zoning and Subdivision Ordinance requirements.

Under the provisions of the Huntington Beach Zoning and Subdivision Ordinance, the action taken by the Planning Commission becomes final at the expiration of the appeal period. A person desiring to appeal the decision shall file a written notice of appeal to the City Clerk within ten (10) calendar days of the date of the Planning Commission's action. The notice of appeal

shall include the name and address of the appellant, the decision being appealed, and the grounds for the appeal. Said appeal must be accompanied by a filing fee of One Thousand, Five Hundred Forty-One Dollars (\$1,541.00) if the appeal is filed by a single family dwelling property owner appealing the decision on his own property and Two Thousand Three Hundred Seventy-Nine Dollars (\$2,379.00) if the appeal is filed by any other party. In your case, the last day for filing an appeal and paying the filing fee is February 24, 2006.

Provisions of the Huntington Beach Zoning and Subdivision Ordinance are such that any application becomes null and void one (1) year after final approval, unless actual construction has started.

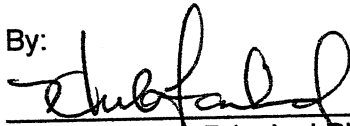
"Excepting those actions commenced pursuant the California Environmental Quality Act, you are hereby notified that you have 90 days to protest the imposition of the fees described in this Notice of Action. If you fail to file a written protest regarding any of the fees contained in this Notice, you will be legally barred from later challenging such action pursuant to Government Code §66020."

If you have any questions, please contact Paul Da Veiga, Associate Planner at (714) 374-5394, or the Planning Department Zoning Counter at (714) 536-5271.

Sincerely,

Howard Zelefsky, Secretary
Planning Commission

By:



Herb Fauland, Principal Planner

HZ:HF:PD:cs

Attachment

c: Property Owner

FINDINGS AND CONDITIONS OF APPROVAL

CONDITIONAL USE PERMIT NO. 05-15/ NEGATIVE DECLARATION NO. 05-01

FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 05-01:

1. Negative Declaration No. 05-01 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the Planning Commission prior to action on Negative Declaration No. 05-01 and Conditional Use Permit No. 05-15.
2. Standard code requirements avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project will have a significant effect on the environment.

FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. 05-15:

1. Conditional Use Permit No. 05-15 for the establishment, maintenance and operation of a two-story, 37,946 square foot 24-Hour Fitness health club within One Pacific Plaza, will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. The proposed use will not impact existing on-site shared parking based on the divergent parking needs for existing land uses as identified in an updated shared parking analysis provided by a consultant for the applicant.
2. The conditional use permit will be compatible with surrounding uses. The subject land use is appropriate at the proposed location because the site is easily accessible by major roadways and anticipated traffic will not impact local streets, and adequate shared parking will be provided based on an updated shared parking analysis. The proposed use will be compatible with the adjacent office uses and surrounding uses as it promotes mixed-use within the center and provides a recreation amenity for employees, visitors, and residents of the surrounding area.
3. The proposed facility will comply with the provisions of the base district and other applicable provisions in the North Huntington Center Specific Plan (SP-1) and Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance. The HBZSO allows for a reduction in parking requirements when it can be demonstrated through a shared parking analysis that adequate parking within a commercial center can be provided based on the divergent parking needs of individual uses. The shared parking analysis, submitted by Linscott, Law, and Greenspan, concluded that adequate parking will be provided on-site

4. The granting of the conditional use permit will not adversely affect the General Plan. It is consistent with the Land Use Element designation of M-sp (Mixed Use – specific plan) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

LU 4.2.1: Require that all structures be constructed in accordance with the requirements of the City's building and other pertinent codes and regulations; including new, adaptively reused, and renovated buildings.

LU 10.1.4. Require that commercial buildings and sites be designed to achieve a high level of architectural and site layout quality.

LU 10.1.17 Require the inclusion of uses and elements that contribute amenities for visitors, such as public activity areas and onsite recreational facilities (health clubs, spas, etc.).

LU 13: Achieve the development of a mix of governmental, service, institutional, educational, and uses that support the needs of Huntington Beach residents.

LU 13.1: Provide for the continuation of existing and development of new uses, such as governmental, administrative, public safety, human service, cultural, educational, and other uses that support the needs of existing and future residents and businesses.

LU 13.1.2: Allow for the continuation of existing and development of new facilities in any land use zone where they are compatible with adjacent uses and subject to City review and approval.

The establishment of the 24-Hour Fitness health club promotes re-use of a prior restaurant/night club site in a manner that will be consistent with the aforementioned goals and objectives of the City's General Plan. The project is consistent with General Plan Land Use goals, objectives and policies, which encourage additional recreational amenities such as health clubs and advocate development of new facilities where they are compatible with adjacent uses.

CONDITIONS OF APPROVAL – CONDITIONAL USE PERMIT NO. 05-15:

1. The site plan and floor plans received and dated January 12, 2006, shall be the conceptually approved layout with the following modifications:
 - a. A pedestrian access way shall be provided through the southeast portion of the parking structure. Pedestrian access shall not conflict with vehicular ingress/egress from the parking structure. (PC)
 - b. The horizontal reveals shall be smooth textured stucco to match the color of the exterior of the building as identified on the colored elevations as "P-1". (DRB)

- c. All glazing shall be recessed from the exterior façade of the building to the maximum extent possible. **(DRB)**
 - d. The blank façade portion of the building along the southerly elevation shall be treated with a smooth exterior plaster finish up to approximately half of the height of the building. The smooth plaster element shall project a minimum of 12 inches from the face of the building and match the color of other smooth plaster elements on the north elevation. **(DRB)**
 - e. The size of the parapet return, as depicted on the northerly elevation, shall be minimized in length by 15 feet as modified on the colored elevations dated January 12, 2006. **(DRB)**
2. Prior to issuance of building permits, the following shall be completed:
- a. A Parking Management Plan, approved by the property owner, shall be submitted for review and approval by the Planning Department. Said plan shall depict designated (tenants/employees/guest /customers/carpooling) parking space locations and be consistent with the approval of CUP No. 05-15. The PMP shall incorporate the following:
 - 1) A minimum of 201 visitor parking spaces shall be provided on the first and second level, southeasterly portion of the parking structure. These spaces shall have a time restriction of one to two hours in duration.
 - 2) All physical barriers, including concrete barriers and parking control gates shall be removed from the parking structure.
 - 3) Directional signage to direct patrons to available self-park and valet parking areas shall be provided throughout the site.
 - 4) There shall be no restrictions on parking spaces within the field of on-site shared parking after 4 p.m., seven days a week.
 - 5) All parking spaces shall be clearly marked to identify use limitations.
 - 6) All surface level parking spaces within the field of shared parking shall be designated and clearly identified as general visitor parking.
 - 7) The One Pacific Plaza PMP shall be consistent with the Old World Village PMP dated August 26, 2003.
3. A review of the use shall be conducted by the Planning Commission with a report within six (6) months of the issuance of Certificate of Occupancy to verify compliance with all conditions of approval and applicable Chapters of the Huntington Beach Zoning and Subdivision Ordinance. At that time the Planning Commission may consider modifications to the conditions of approval.

INDEMNIFICATION AND HOLD HARMLESS CONDITION:

The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.

PARKING MANAGEMENT PLAN

for

ONE PACIFIC PLAZA
HUNTINGTON BEACH, CA

City of Huntington Beach
Department of Planning & Community Development
APPROVED
For Disciplines Signed Below
Signed _____ Date _____

Structural/Arch. _____
Planning JK 4/18/07
Electrical _____
Mechanical _____
Address 2412 Fitness
Type _____
CBC Ed _____
Group _____
Miscellaneous _____
PARKING MANAGEMENT PLAN

INTRODUCTION

This report has been prepared to identify a Parking Management plan (PM) that may be implemented by the One Pacific Plaza Association (OPPA) mixed use center in Huntington Beach to allow the center to achieve increased efficiency.

One Pacific Plaza is located north of Center Ave. and west of the 405 freeway, bordered by Center Avenue, Huntington Village Lane and the 405 freeway. A copy of the parcel plan is provided on Figure 1, Site 3. The property is comprised of multiple parcels, separate owners and managed by an association and board, One Pacific Plaza Association, under the direction of CC&R's for the association members. The property contains three office buildings, two medical buildings, two retail pads, one hotel with underground parking and one multi-story parking garage. The total square footage of the One Pacific Plaza Association properties is 593,133 rentable square footage.

There is an unattached parking garage with 114 stalls on Huntington Village Lane that is for the exclusive use of the medical building and is required for their city parking requirements. Likewise, there is a surface and underground parking lot, totaling 219 stalls, for the exclusive use of the hotel. Both the supply and demand are not a factor in this parking report.

Each building in OPPA is a separate parcel. All parcels are part of the North Huntington Beach specific plan 1, as identified by the City. The site currently has 2,019 parking spaces.

The applicant proposes changes to the site that would involve conversion of one of the retail/nightclub pads to a health club facility and a change of use for 34,000 rsf of office space to be converted to trade/vocation school purposes. Overall the removal of the nightclub and introduction of the alternative use improves the site, reduces the necessary police activity and removed the unsavory activity observed in the parking structure. A parking study and shared parking analysis have been completed for the project which demonstrates that the proposed parking supply will adequately accommodate the parking demand for the site. This PM plan will be formalized herein by the site operators to help manage parking demand on the site.

EXISTING PARKING CONDITIONS

One Pacific Plaza Association maintains and implements the CC&R's for the association, in which the document contains the parcel allocation and distribution of parking. Each building is provided with their allocation of general and reserved parking stalls in the parking structure as well as in-common visitor parking.

The parking structure itself consists of general, reserved and visitor/patient parking. The surface parking located throughout the OPPA area consists of open parking, visitor timed parking, and handicapped stalls.

In the parking structure, the general employee parking is available via 2 entrance gates and there are no restrictions once within this parking area. This general parking area is accessible with an access card provided to tenant employees, the access cards are controlled through the association in accordance with the CC&R per building allocations, each building/tenant is provided with their allocation of stalls in the general parking area to manage as they determine. The parking gates are raised after 6 pm and on the weekends to allow for weekend flow from either the tenants or Old World. This is enforced to insure the appropriate number of stall to employee ratio is maintained and that the medical building parking structure is used for its' intended purpose. Platt College has also been operational in the office building since September and during that time, the actual parking demand is lighter than expected as the school operates 50% during the day, 50% in the evening and they are closed on Fridays.

The reserved parking is available via a gate in the middle of the structure and is accessible with an access card; this parking is available to those building occupants that choose this option at a monthly charge.

A function of the OPPA is to patrol, monitor and enforce the parking situation. This is completed by a third party security vendor hired by the OPPA. A security team is in place on the property 7 days a week/ 24 hours a day. During business hours, there is an added security officer on duty as "parking patrol". The parking policies are strictly enforced and a tow policy is adhered, this maintains open visitor stalls and accurate counts in the General parking areas. This security team completes a Parking Count twice a week, twice a day which tallies the available stalls on each floor of the parking structure. This count is maintained in the management office. This team also verifies that tenants/clients are not parking in visitor stalls and tenants/clients are correctly parking in the General Parking by the following procedures:

- ❖ Chalks car tires on a routine basis and verifies all cars abide by the posted timed-parking
- ❖ Log all cars parked in the visitor stalls, both in the parking structure and on the surface lots, and verify status of car through the data management system by checking license plates versus employee status, if an employee in the system and parked in a Visitor stall, that car is subject to tow.
- ❖ Patrol the parking structure and post notice on any car in violation of a guideline, i.e., if a car is parked over 2 stalls, parked in backwards, etc. those in violation are provided notice to correct so that one car uses one space.

In addition to the parking provided on-site, there is a reciprocal parking agreement between Old World Village and OPPA. The OPPA parking management plan shall remain consistent with the Old World Village parking management plan.

IMPLEMENTATION AND MONITORING

Previous operators adopted the Association to manage and maintain the surrounding areas. Parking allocations were addressed through the Association's original CC&Rs and it is recognized that restricting or labeling too many stalls can hinder flow of traffic and parking.

Currently the parking allocations for the uses at One Pacific Plaza are handled as follows:

Hotel Huntington Beach: Exclusive surface and underground parking structure for their staff and visitors.

Medical Building (7677 Center): The employee parking is managed between 2 locations, in a remote parking structure on Huntington Village Lane and an allocation in the parking structure. In addition, Patient parking is available and identified in the surface lot.

General Office/Medical center (7801 Center): Employees park in the parking structure and medical center visitors are provided visitor parking on that parcel.

Platt College: Employees and students are provided access cards with access to general parking in the parking structure. This is provided for both day and evening sessions.

Buca: Tenant is provided parking in the surface lot around the restaurant and the parking structure.

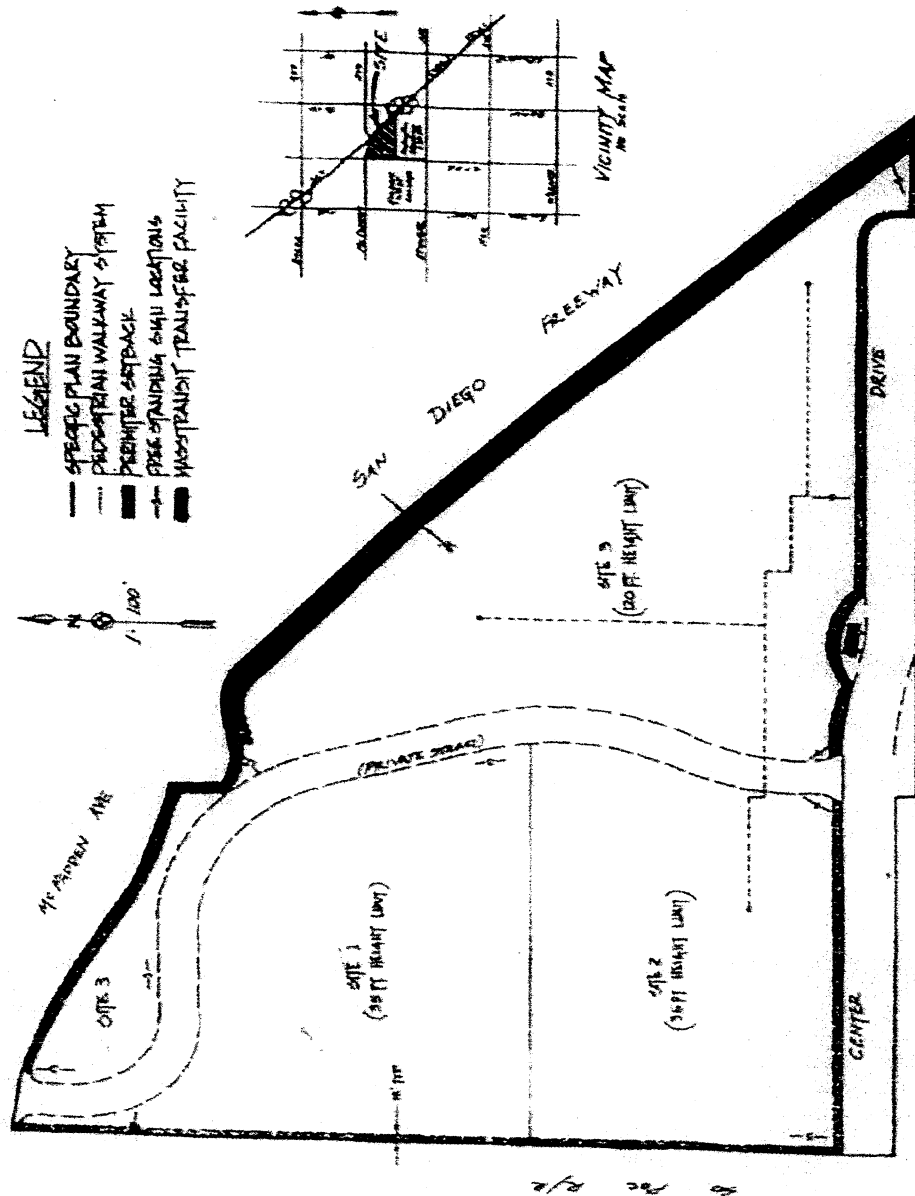
24 Hr. Fitness: Tenant will be provided employee parking in the structure and guests shall park in the visitor stalls in the parking structure and around their site, using a portion of the 433 visitor stalls.

OPPA is prepared to implement the following action items to provide adequate parking for the tenants, visitors and the health club users, in compliance with the conditions placed on the approval of CUP No. 05-15:

- All restrictive gates and barriers will be raised or removed.
- Unrestricted access to 201 visitor parking spaces located on the first and second levels, southeasterly direction of the parking structure, such spaces shall have a time limit posted of 2 hours in duration.
- Directional signage is currently on site to indicate Visitor parking areas, this signage shall be maintained and signage shall be added to indicate self-park and valet services as well as directions to over-flow parking areas.
- No restrictions on parking stalls within the field of on-site shared parking after 4 pm, seven days a week, signage shall be added to indicate.
- Stalls are currently clearly marked to identify use limitations, this identification system will continue.
- All surface level parking spaces within the field of shared parking shall be designated and clearly identified as general visitor parking, as per the parameters of the agreement, detailed in figure 3.
- One Pacific Plaza PMP shall remain in consideration and in agreement with the Old World Village PMP dated August 26, 2003.
- Health Club employees during business hours will have access to the general parking and will not be parking in the visitor spaces.

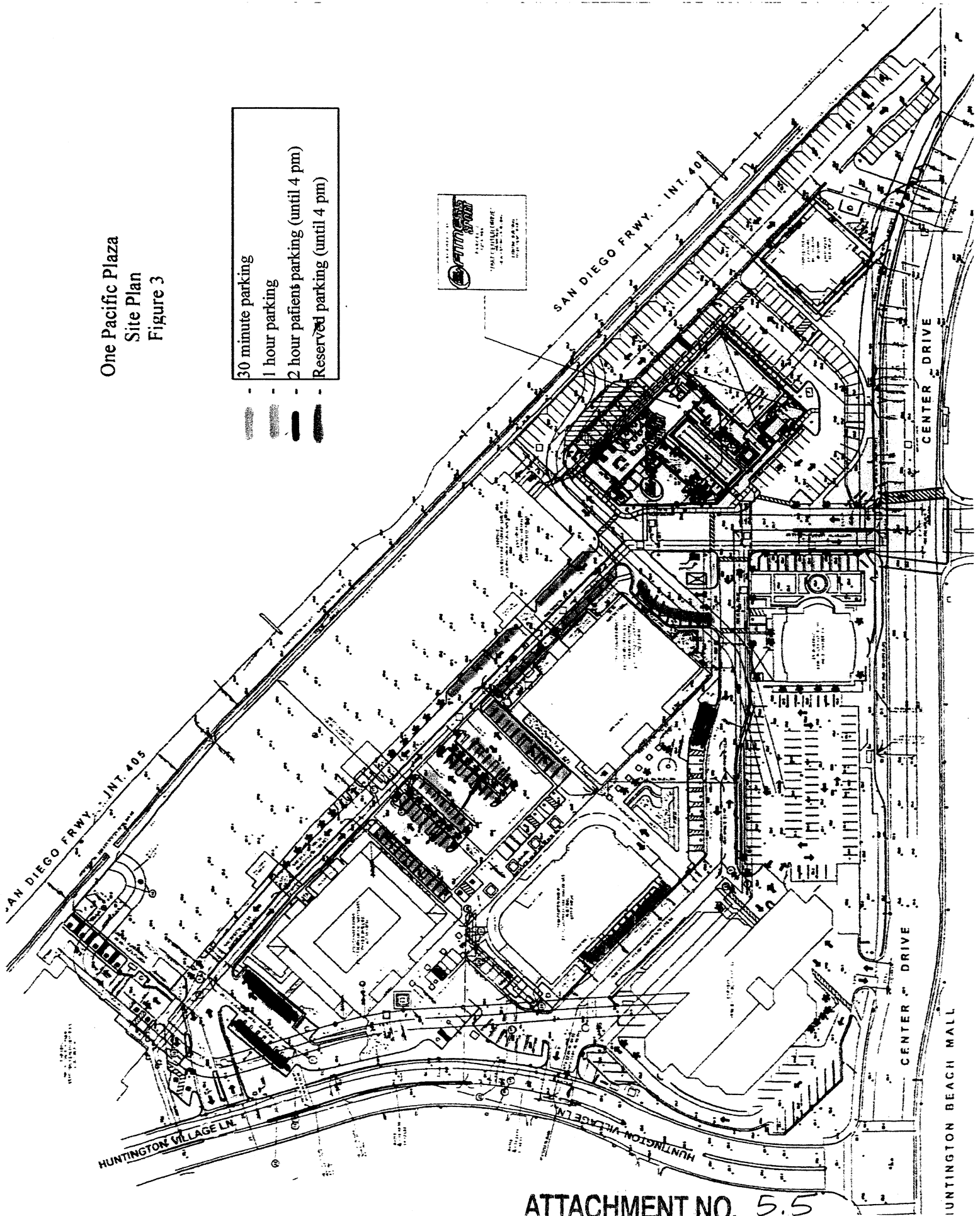
For the safety of all users and visitors to the property, security will continue to be provided 24/7, the parking patrol shift may be extended or additional support hired as need is determined and the tow policy continued to be strictly enforced. Site Management will continue to monitor the parking situation and survey the tenants to improve the transportation options available. A review of the use shall be conducted by the Planning Commission with a report within 6 months of the issuance of the Certificate of Occupancy to verify compliance. At that time the Planning Commission may consider modifications to the conditions of approval.

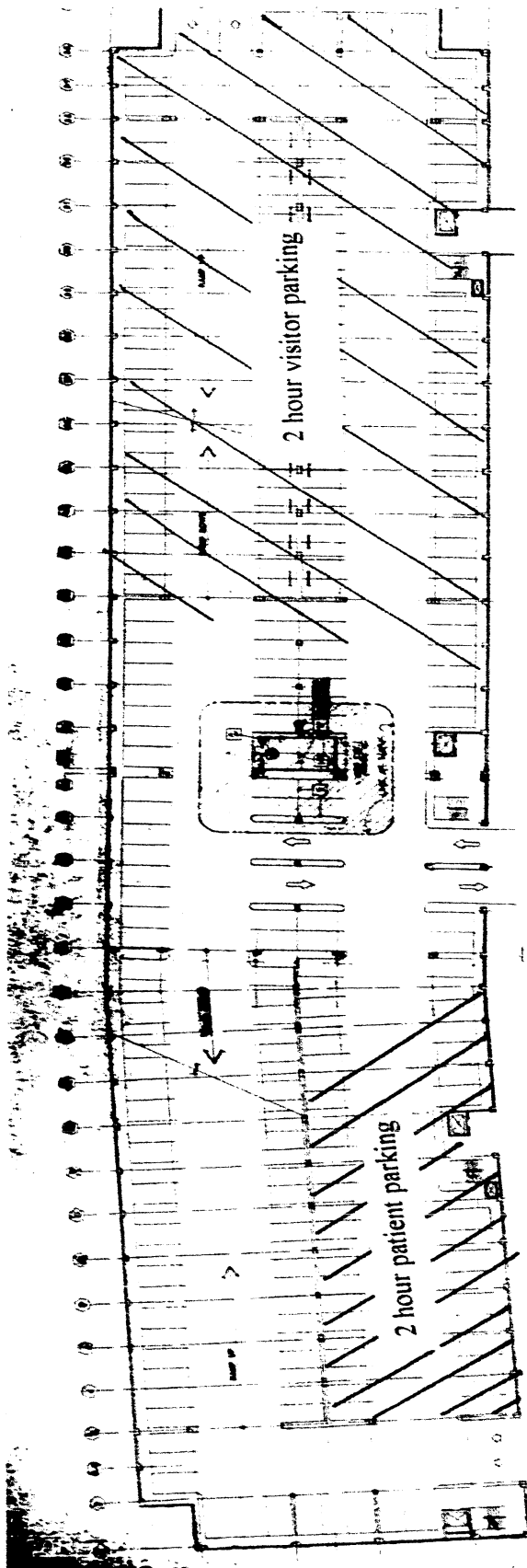
SECTION 9375 SPECIFIC PLAN MAP



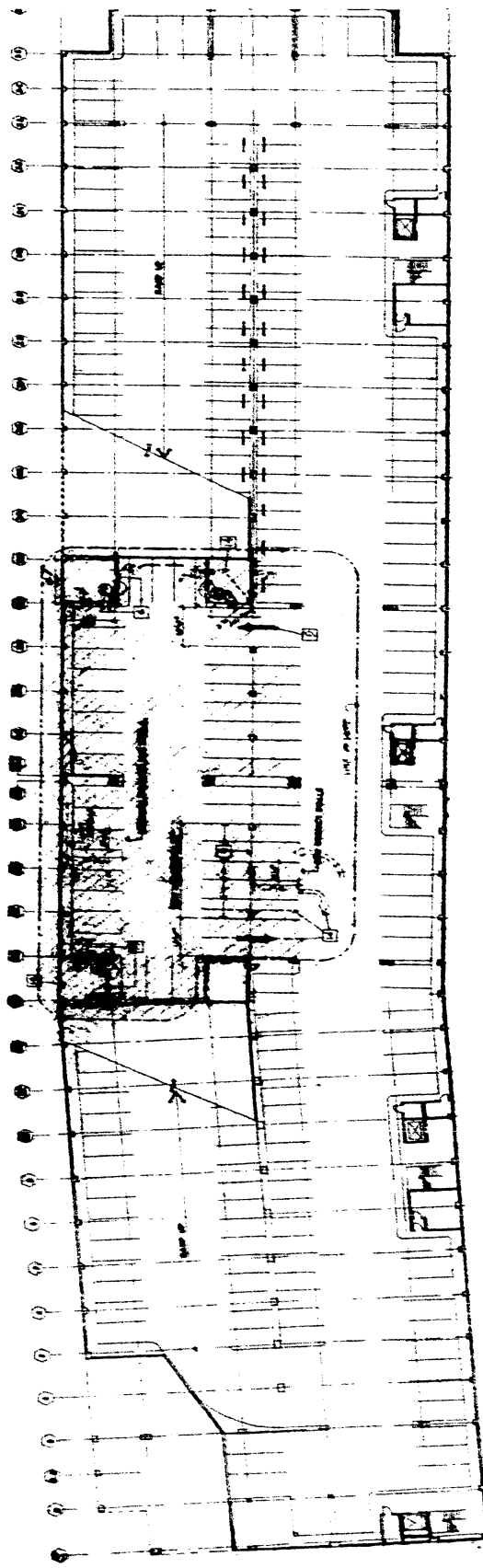
One Pacific Plaza
Site Plan
Figure 3

- 30 minute parking
- 1 hour parking
- 2 hour patients parking (until 4 pm)
- Reserved parking (until 4 pm)





First Floor



SHEET 010000
 1. NORTH IS SHOWN BY THE ARROW
 2. ALL DIMENSIONS IN FEET AND INCHES
 3. DIMENSIONS IN PARETHESIS ARE FOR INFORMATION ONLY
 4. DIMENSIONS IN PARETHESIS ARE FOR INFORMATION ONLY

SHEET 010000
 1. NORTH IS SHOWN BY THE ARROW
 2. ALL DIMENSIONS IN FEET AND INCHES
 3. DIMENSIONS IN PARETHESIS ARE FOR INFORMATION ONLY
 4. DIMENSIONS IN PARETHESIS ARE FOR INFORMATION ONLY

Basement Level
(Reserved stalls)

One Pacific Plaza
Parking Structure - Typical
Figure 2

RECEIVED
FEB 04 2003

OLD WORLD VILLAGE PARKING MANAGEMENT PLAN

A Parking Management Plan has been prepared in response to the Condition of Approval on Entitlement Plan Amendment No.02-04. The Parking Management Plan identifies the following:

- Designated location of handicap parking - 7 spaces.
- Identification of limited term parking areas.
(20 min, 1 hour & 2 hour)- 60 spaces.
- Identification of reciprocal parking areas, shared with the Huntington Center Office complex, -80 spaces. (50 spaces west lot and 30 spaces east lot).
- Identification of open parking areas - 116 spaces
- Designated residential permit parking areas*

Garages	46
Surface spaces	46
Total	92
- Designated limited term permit parking area** (30 day maximum for hotel use)
- Total available parking provided - 367 spaces.

Note*: Residential permits to be issued annually (two/unit; 45 total residential units).

**Limited term parking permits will be issued for the hotel use on a monthly basis. The manager's unit will be issued one residential parking pass on an annual basis.

All designated parking areas will be identified on site with a copy of the parking rules posed on the information board located in the east parking lot.

Reciprocal parking within the Huntington Center office complex, available for Old World Village shall be limited to the designated spaces within the parking structure (approximately 110 spaces prior to 6pm daily and 1366 spaces after 6pm). Reciprocal parking information shall be posted in the east parking lot.

Special event rules and regulations, and the availability of reciprocal parking areas shall be posted in the east parking lot information board during the event. The H.O.A. Board may establish specific rules for various events providing the regulations are posted prior to enforcement.

Directional signage to the adjacent reciprocal parking facilities shall be posted on portable barriers at the entrance to both the east and west parking lots. Additional directional signage may be posted along Huntington Village Way and at the entry to the Huntington Center Office complex and parking structure.

The H.O.A. Board shall review the Parking Management Plan on an annual basis; any modifications will be forwarded to both the Huntington Center Management Company and the City of Huntington Beach.

RECEIVED

AUG 26 2003

OLD WORLD P.M.P. DATE 8/27/03	
EXPIRATION DATE	
<input checked="" type="checkbox"/> APPROVED	<input type="checkbox"/> B.Z.A.
<input type="checkbox"/> COND. APPROVED	<input type="checkbox"/> P.C.
<input type="checkbox"/> DENIED	<input type="checkbox"/> C.C.
<input type="checkbox"/> WITHDRAWN	<input checked="" type="checkbox"/> STAFF
<input type="checkbox"/> REFERRED	ACTION
<input type="checkbox"/> PLAN CHECK	PERMIT ISSUED

ATTACHMENT NO. 6.1

City of Huntington Beach

MAY 19 2008

May 9, 2008

Ms. Patricia Apel
DJM Capital Partners, Inc.
7777 Edinger Avenue, Suite 133
Huntington Beach, California 92647

LLG Reference: 2.07.2908.1

Subject: **Supplemental Parking Study for the
Existing One Pacific Plaza Development**
Huntington Beach, California

Dear Ms. Apel:

As requested, Linscott, Law & Greenspan, Engineers (LLG) is pleased to submit the Supplemental Parking Study for the existing One Pacific Plaza development as a result of the proposition to install parking control gates within the existing One Pacific Plaza site. The control gates are proposed to improve the parking management of tenants of the three office buildings as well as capture revenue from tenants and visitors of One Pacific Plaza. The current One Pacific Plaza development consists of three office towers, two medical office buildings, the 224-room Hotel Huntington Beach, a medical imaging center, a 24 Hour Fitness health club and Buca di Beppo restaurant. The site currently has 2,019 parking spaces within a five-level parking structure, several surface lots, and a subterranean parking lot for the hotel. Parking for the hotel and the parking lot at The Image Center will not be gate controlled. In addition, approximately 34,000 SF of existing office space has been allocated for use by Platt College to accommodate a buildout enrollment of 400 students within 20 classrooms and 2,500 SF of administration area. The One Pacific Plaza Redevelopment project site is bound by Center Avenue on the south, Huntington Village Drive on the west, and the I-405 Freeway on the north and east in the City of Huntington Beach, California. **Figure 1**, located at the rear of this letter report, presents a Vicinity Map, which illustrates the general location of the project and depicts the surrounding street system

Figure 2 presents the proposed gate control locations for One Pacific Plaza. As shown in **Figure 2**, four (4) parking control gates are proposed in order to control access into the parking structure and the surface parking lot in the plaza area of the office towers as well as to minimize parking intrusion. As a result of the proposed parking gates, 187 existing surface spaces will remain uncontrolled while 98 existing surface parking spaces will become controlled in addition to the 2,019 parking spaces within the parking structure. The operational characteristics of each parking control gate is described as follows:

ATTACHMENT NO. 7.1

LINSCOTT
LAW &
GREENSPAN
engineers

Engineers & Planners

Traffic

Transportation

Parking

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Paul W. Wilkinson, PE

John P. Keating, PE

David S. Shender, PE

John A. Boorman, PE

Clare M. Look-Jaeger, PE

Richard E. Barretto, PE

Keil D. Maberry, PE

#1. Huntington Village Lane Controls: The parking controls located at the Gate Control location No. 1, (See Figure 2), which is located at the northerly project access along Huntington Village Lane, will consist of one entrance lane and one exit lane separated by a narrow median. The entrance lane will have a ticket dispenser and keycard reader and may be used to enter by both visitor and monthly parkers. The exit lane will consist of a keycard reader and a validation acceptor. Since this area is used primarily by the medical office building, those patients visiting the medical office building will have their tickets electronically validated and may use their tickets to exit onto Huntington Village Lane.

#2. Controls behind 7711 Office Tower Building: The parking controls located at the Gate Control location No. 2, (See Figure 2), which is located within the circulation roadway adjacent to the southwest corner of 7711 Office Tower Building [denoted as Existing Office Building (3) in Figure 2], will consist of one entrance lane and one exit lane separated by a narrow median. The entrance lane will have a ticket dispenser and keycard reader and may be used to enter by both visitor and monthly parkers. The exit lane will consist of a keycard reader and a validation acceptor. This gate control will likely be utilized the least and exists primarily to provide complete control of the secured parking field.

#3. Controls In Front of 7777 Office Tower Building: The parking controls located at the Gate Control location No. 3, (See Figure 2), which is located on the roadway between the parking structure and the 7777 Office Tower Building will be one entrance lane and one exit lane with a ticket dispenser and a keycard reader and may be used by both monthly and visitor parkers. In addition, this gate control will have a manned cashier booth with a fee computer to process tickets for visitors exiting this location. The booth is proposed to be staffed from 8:00 AM to 6:30 PM. After 6:30 the exit gate will be raised. It is estimated that as many as 10 existing parking spaces may be eliminated with the installation of parking control gates at this location.

#4. Controls at South End of Structure: The parking controls located at the Gate Control location No. 4, (See Figure 2), which is located at the south end of the garage (the access lanes located nearest 24 Hour Fitness) will consist of one entrance lane and one exit lane. The entrance lane will have a ticket dispenser and keycard reader and may be used to enter by both visitor and monthly parkers. The exit lane will consist of a keycard reader and a validation acceptor for monthly parkers and visitors. The validation acceptor will permit visitors who have had their parking ticket electronically validated at 24 Hour Fitness, Buca di Beppo or The Image Center to simply insert their validated ticket and exit the garage.

In order to maintain the shared parking activities throughout the site, it is proposed to provide Electronic Validators to 24 Hour Fitness, Buca di Beppo, The Image Center and the medical office building at 7677 Center Avenue. For the office tenants with a lower volume of validations, the traditional validation stickers can be utilized to allow tenants to validate their visitors. This will minimize any impact to the shared parking concept.

The parking control gates will not impact the current reciprocal parking agreement with Old World Village as either access cards will be provided, accordingly, or the gates will remain open on weekends and/or weekday evenings during Oktoberfest. Furthermore, based on the current Parking Management Plans for Old World Village and One Pacific Plaza, reciprocal/shared parking is permitted between both sites (as many as 80 spaces at Old World Village and 1,366 at One Pacific Plaza). In addition, the existing parking areas for the Hotel will not be impacted by installation of the proposed gates because these spaces are indicated at permit parking and are monitored by security personnel of the Hotel.

Conclusion

Based on our review of the potential parking impacts associated with the proposed plan to install parking control gates at four location with the existing One Pacific Plaza development, in order to control/manage parking and minimize intrusion, the parking supply within the existing One Pacific Plaza development will not be significantly impacted by the parking control program such that peak parking demand for One Pacific Plaza will exceed the parking supply for the site. In addition, implementation of parking control gates will not significantly impact the potential implementation of a valet parking operation for the Buca di Beppo restaurant nor the current reciprocal parking agreement with Old World Village. Validation will be provided, accordingly, in order to maintain the effectiveness of the shared parking concept.

We appreciate the opportunity to provide this parking study. If you have any questions, please do not hesitate to call me.

Sincerely,
Linscott, Law & Greenspan, Engineers


Keil D. Maberry, P.E.
Principal



Attachments

ATTACHMENT NO. 7.3

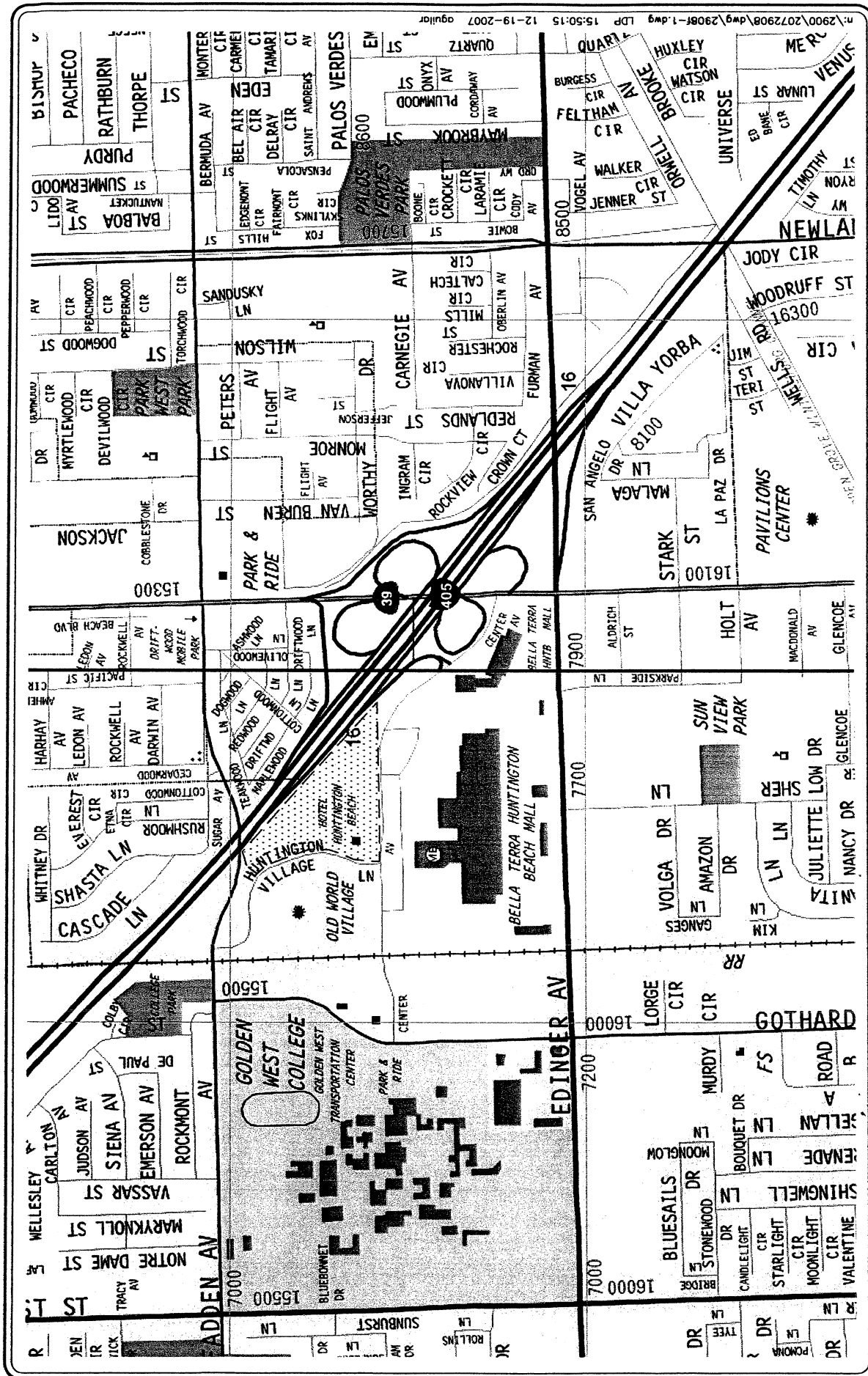


FIGURE 1

VICINITY MAP
ONE PACIFIC PLAZA, HUNTINGTON BEACH

SOURCE: THOMAS BROS.



NO SCALE

LINSCOTT
LAW &
GREENSPAN
engineers

CONTROLLED PARKING SPACES			
SURFACE:	98	SPACES	
STRUCTURE:	2,019	SPACES	
TOTAL:	2,117	SPACES	
UNCONTROLLED PARKING SPACES			
SURFACE:	187	SPACES	
STRUCTURE:	0	SPACES	
TOTAL:	187	SPACES	

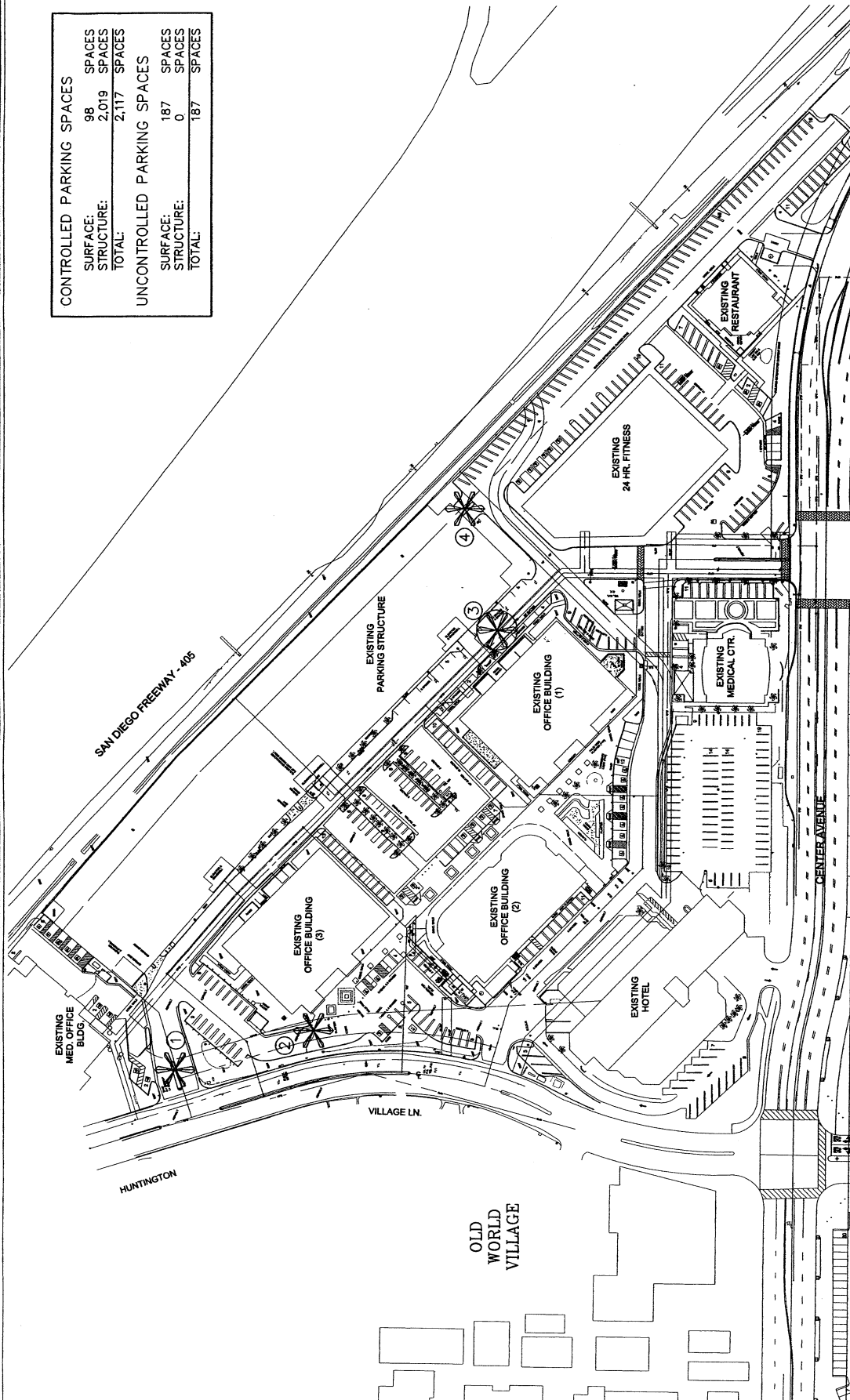


FIGURE 2

PROPOSED GATE CONTROL LOCATIONS
ONE PACIFIC PLAZA, HUNTINGTON BEACH

- KEY
- ★ = PROPOSED GATED CONTROL LOCATIONS
 - ★ = PROPOSED GATED CONTROL LOCATION WITH MANNED BOOTH



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